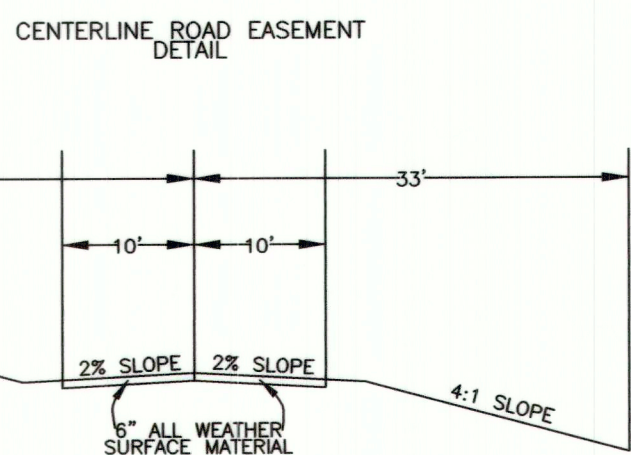
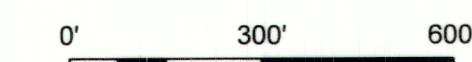


MOUNTAINS WEST
LAND • INVESTMENT • RANCHES

RECORD OF SURVEY AND
MINOR SUBDIVISION OF
LAKE POINTE RANCHES
PHASE 3
A
MOUNTAINS WEST
RANCHES SUBDIVISION
LOCATED IN SECTION 17
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SCALE 1" = 300'



• = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO PART OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED 18 MAY 2017, AS FOUND BY ENTRY #505124, AT PAGES 1 THROUGH 9
PARCEL 2: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.
SECTION 17: ALL. EXCEPT 21.41 acres of Lots 1, 2, 3, 4 of Elk Tracks @ Golden Eagle Subdivision. EXCEPT: 56.22 acres of Elk Tracks @ Golden Eagle Subdivision, Phase 2. EXCEPT: 67.45 acres of Elk Tracks @ Golden Eagle Minor Subdivision, Phase 3.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, subdivide and stake the lots, then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from the Elk Tracks @Golden Eagle subdivision plat on file in the Duchesne County Recorder's Office, and being North 0°14'44" East from the Southwest Corner to the Northwest Corner of Section 16, T3S, R5W, USB&M.
SURVEY FINDINGS: As shown on plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of Utah } s.s.
County of _____

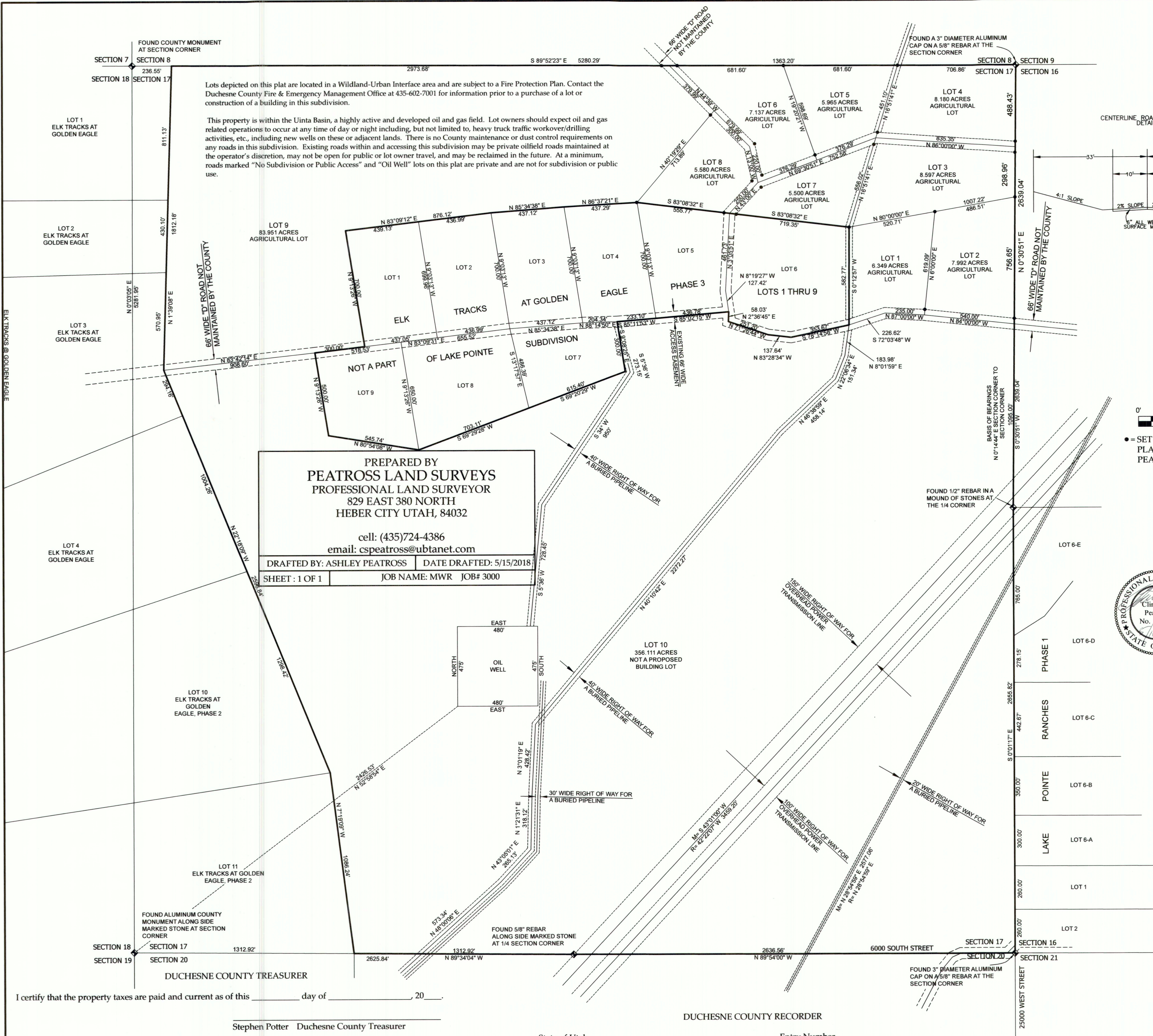
On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

Roads
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands

Green Belt
Lands depicted within the maps herein are actively devoted to Green Belt grazing and are subject to Green Belt Laws and Roll Back Taxes, if not kept on Green Belt. Any future or potential lot owners who purchase land depicted on these maps will be responsible to ensure Green Belt Status of the lands in which they purchase. Said lands located in this area are currently under greenbelt lease and experience animal grazing. Any and all owners, or future owners of these subdivided lands shall hold harmless Mountains West or their Green belt lessee for the animals that graze upon the open range where these lands are located. Future land owners of these lands shall be responsible for building/erecting animal proof fencing upon their respective interests (fence out) if they deem that they do not want animals grazing upon their property, and hold harmless Mountains West Ranches and its greenbelt lessee for any damages done to their fencing as a result of grazing animals.

County Surveyor's File # 3773



I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the

Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder